

Amador County Economic Forecast

A scenic area known for its Gold Rush beginnings, Amador County also thrived during the deep-rock mining era of the early 1900s. Today, Amador County is emerging as a premium wine growing region and as a popular tourist destination.

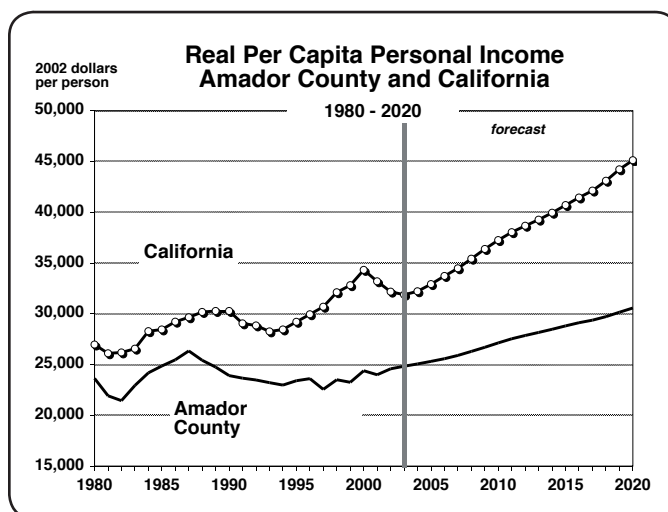
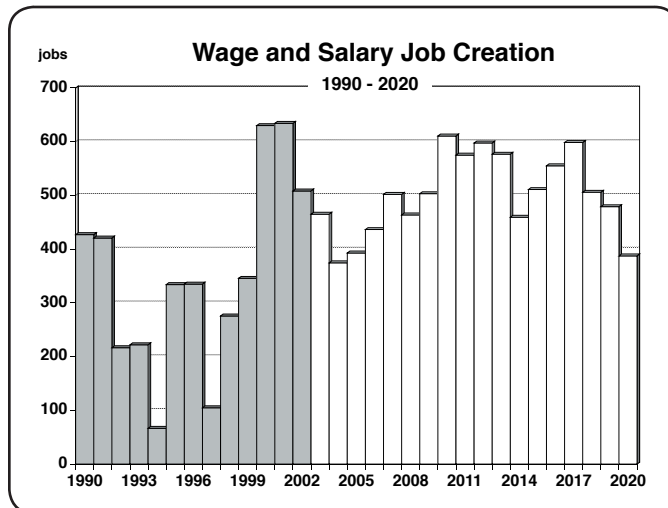
For January 2003, the population of Amador County was estimated at 36,500 people, an increase of 500 new residents over the 2002 population. The net gain in population is directly attributable to in-migration, since the natural increase is negative.

The county's annual average unemployment rate for 2002 was 4.4 percent, which was significantly lower than the state's unemployment rate of 6.3 percent for the same year. Amador County's annual average unemployment rate had been steadily declining since 1996, until last year.

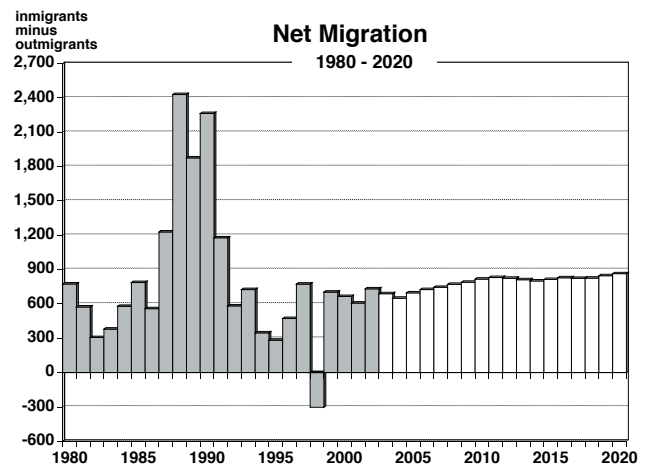
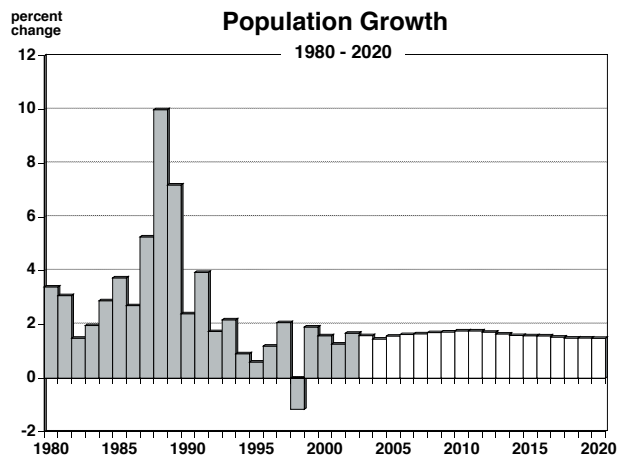
According to the 2002 annual average employment statistics, government, services, and retail trade are the largest industries in Amador County. Government accounts for 39 percent of the county's total employment with a majority of the jobs in local government. Services provide 21 percent of the total employment. Retail trade accounts for 21 percent of Amador's employment. The fastest growing sector over the next 10 years will likely be services, followed by the public sector and retail trade.

Forecast Highlights

- Non-farm employment growth averages 3.8 percent per year between 2003 and 2008. Employment in farming rises an average of 1.9 percent per year over the same time period.
- The government sector is forecast to add nearly 1,500 new jobs over the next 5 years. Services will contribute nearly 400 new positions, and retail trade is forecast to increase by nearly 600 new jobs.
- Population growth accelerates from the average per year rate of 1.1 percent between 1997 and 2002, to 1.6 percent per year between 2003 and 2008. The forecast calls for an increase in net migration, due to the expansion of the business economy in manufacturing and government. Net new immigrants number 700 on average per year.



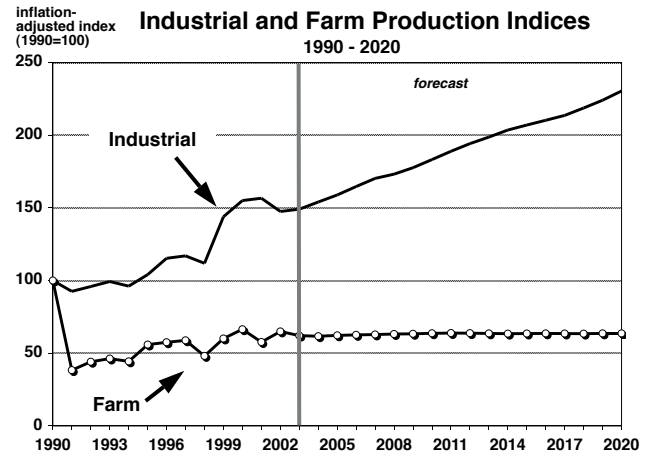
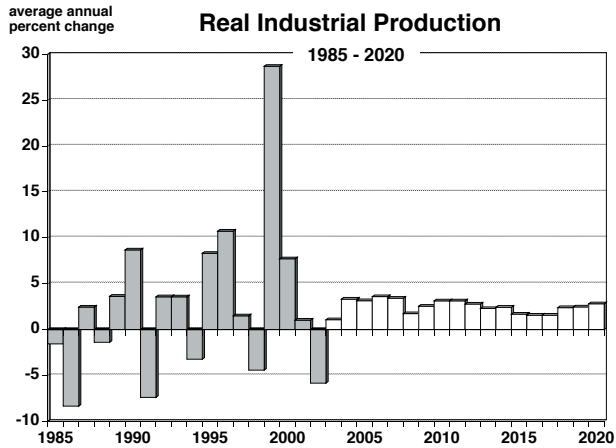
- Real per capita income is projected to increase 1.2 percent per year over the next 5 years. The older age populations in the county and the expansion of the business economy contribute to consistently positive real income growth during the decade.
- An average of 300 new residential units are forecast per year over the next 5 years. This rate of building appears adequate to meet the demand for housing in the county. Inflation-adjusted housing prices are forecast to rise an average of just 2 percent per year between 2003 and 2008. The median price of housing in Amador County is forecast to remain below the statewide median price.



Amador County Economic Forecast

1995-2002 History, 2003-2020 Forecast

	July Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Retail Sales (millions)	Personal Income (millions)	Real Per Capita Income (dollars)	Farm Crop Value (millions)	Industrial Production (millions)
1995	33,400	284	39.3	11.7	186	\$178.9	\$614.0	\$23,407	\$16.0	\$229.8
1996	33,800	473	40.7	11.9	140	\$187.8	\$641.4	\$23,618	\$16.9	\$254.5
1997	34,500	774	38.8	12.0	118	\$202.4	\$646.7	\$22,555	\$17.9	\$258.3
1998	34,100	-302	40.8	12.1	157	\$209.6	\$687.3	\$23,505	\$15.1	\$246.8
1999	34,750	704	42.5	12.2	256	\$234.2	\$722.1	\$23,249	\$19.6	\$317.7
2000	35,300	665	45.2	12.7	274	\$266.1	\$804.1	\$24,397	\$22.7	\$342.2
2001	35,750	608	47.8	12.9	239	\$272.8	\$844.1	\$23,995	\$20.7	\$345.7
2002	36,350	732	48.8	13.2	308	\$316.4	\$893.5	\$24,580	\$23.7	\$325.5
2003	36,927	690	49.9	13.3	296	\$339.9	\$940.0	\$24,831	\$23.3	\$329.0
2004	37,466	650	51.1	13.5	283	\$363.0	\$989.7	\$25,067	\$23.8	\$340.0
2005	38,054	697	52.5	13.7	293	\$385.4	\$1,043.2	\$25,310	\$24.6	\$350.7
2006	38,673	726	53.8	13.9	301	\$407.8	\$1,100.5	\$25,573	\$25.5	\$363.3
2007	39,313	746	55.1	14.2	305	\$430.6	\$1,162.5	\$25,896	\$26.2	\$375.7
2008	39,981	771	56.2	14.4	310	\$454.8	\$1,231.9	\$26,296	\$27.1	\$382.3
2009	40,670	790	57.3	14.7	312	\$480.6	\$1,305.7	\$26,703	\$27.9	\$392.0
2010	41,387	818	58.4	14.9	316	\$509.0	\$1,387.8	\$27,132	\$28.8	\$404.3
2011	42,116	831	59.5	15.2	318	\$539.3	\$1,474.4	\$27,542	\$29.7	\$417.0
2012	42,839	825	60.2	15.5	316	\$570.9	\$1,561.0	\$27,865	\$30.5	\$428.6
2013	43,545	812	60.8	15.8	314	\$603.6	\$1,650.7	\$28,162	\$31.3	\$438.5
2014	44,237	802	61.5	16.1	312	\$628.4	\$1,742.7	\$28,478	\$32.1	\$449.2
2015	44,937	814	62.1	16.3	315	\$656.8	\$1,839.7	\$28,807	\$33.0	\$456.7
2016	45,646	829	62.7	16.6	318	\$692.7	\$1,942.2	\$29,118	\$34.0	\$464.0
2017	46,346	824	63.2	16.9	316	\$726.0	\$2,047.7	\$29,372	\$34.9	\$471.3
2018	47,038	826	63.7	17.2	315	\$766.5	\$2,162.1	\$29,715	\$35.9	\$482.6
2019	47,743	847	64.1	17.5	318	\$804.7	\$2,287.6	\$30,149	\$36.9	\$494.5
2020	48,453	865	64.5	17.7	321	\$838.1	\$2,416.5	\$30,575	\$38.0	\$508.4



Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation, Utilities	Wholesale, Retail Trade	Finance, Real Estate	Services	Government
-----employment (jobs)-----								
9,546	212	279	1,112	431	2,280	332	2,086	2,815
9,881	254	308	1,162	428	2,294	355	2,119	2,961
9,986	255	316	1,037	417	2,383	330	2,177	3,072
10,262	238	353	873	423	2,443	330	2,078	3,523
10,608	240	410	864	422	2,381	356	2,321	3,614
11,238	260	406	867	415	2,457	358	2,619	3,857
11,872	300	433	880	415	2,523	347	2,668	4,306
12,380	310	380	860	430	2,660	330	2,580	4,830
12,845	313	376	876	427	2,792	343	2,540	5,178
13,220	318	389	874	426	2,920	357	2,560	5,376
13,613	325	394	872	426	3,043	370	2,620	5,564
14,049	332	404	872	427	3,160	383	2,712	5,760
14,551	338	411	864	429	3,272	397	2,821	6,020
15,015	345	415	864	432	3,381	411	2,939	6,230
15,519	351	418	855	435	3,488	424	3,067	6,480
16,129	359	421	857	438	3,596	436	3,203	6,820
16,704	366	424	860	442	3,705	446	3,341	7,120
17,302	373	426	865	446	3,814	455	3,474	7,450
17,879	379	427	870	450	3,922	463	3,598	7,770
18,338	386	428	876	453	4,029	471	3,715	7,980
18,849	393	430	882	457	4,136	479	3,832	8,240
19,405	402	432	889	460	4,243	487	3,951	8,540
20,003	409	435	898	463	4,349	496	4,073	8,880
20,509	417	437	906	467	4,456	505	4,201	9,120
20,988	426	439	916	471	4,563	515	4,329	9,330
21,376	434	440	924	475	4,674	524	4,455	9,450

